113.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,259,400 / 1,259,400
					USE VALUE:	1,259,400 / 1,259,400
					ASSESSED:	1,259,400 / 1,259,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASAVAPATHRUNI ARAVIND
Owner 2:	LIN MICHELLE
Owner 3:	
Street 1:	24 CYPRESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAGGIORE ANDREW R/TR & -
Owner 2:	HAYES JEREMY P/TR -
Street 1:	24 CYPRESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Vinyl Exterior and 2972 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8046.000	796,400		463,000	1,259,400
Total Card	0.185	796,400		463,000	1,259,400
Total Parcel	0.185	796,400		463,000	1,259,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.76 | /Parcel: 423.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 71601

GIS Ref

GIS Ref

Insp Date 11/12/18

!8715!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	794,600	0	8,046.	463,000	1,257,600	1,257,600	Year End Roll	12/18/2019
2019	101	FV	654,900	0	8,046.	456,400	1,111,300	1,111,300	Year End Roll	1/3/2019
2018	101	FV	609,800	0	8,046.	350,500	960,300	960,300	Year End Roll	12/20/2017
2017	101	FV	563,700	0	8,046.	330,700	894,400	894,400	Year End Roll	1/3/2017
2016	101	FV	563,700	0	8,046.	304,200	867,900	867,900	Year End	1/4/2016
2015	101	FV	547,400	0	5,109.	246,500	793,900	793,900	Year End Roll	12/11/2014
2014	101	FV	153,400	0	5,109.	227,000	380,400	380,400	Year End Roll	12/16/2013
2013	101	FV	153,400	0	5,109.	227,000	380,400	380,400		12/13/2012

PRINT

Date	Time
12/10/20	23:15:38

LAST REV

Date	Time
11/05/19	10:10:35

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8715

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGGIORE ANDREW	69527-47		6/29/2017		1,250,000	No	No		
HAYES JEREMY P	67296-4		5/23/2016	Convenience	1	No	No		
CAULDER WILLIAM	64513-64		11/14/2014		975,000	No	No		See Subdivision Plan 920 of 2014
SARNO JOSEPH A	62962-168		11/21/2013	Mult Lots	300,000	No	No		
RUSTIN BELZORA	92945-293		11/19/2013	Convenience	99	No	No		
SARNO JOSEPH A	62945-295		11/19/2013	Convenience	99	No	No		
MOSCARITOLO GER	62821-176		10/23/2013	Convenience	99	No	No		
MOSCARITOLO GER	62821-174		10/23/2013	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	688	Solar Pa	36,779	C				
7/15/2014	822	Heat App	22,000					
6/10/2014	632	New Buil	318,300					
5/21/2014	499	Foundati	20,000					
5/1/2014	423	Demoliti	6,500					
10/8/1993	512	Manual	4,000					REBUILD PORCH 8X24

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
7/22/2014	Info Fm Prmt	PC	PHIL C
6/18/2014	Info Fm Prmt	PC	PHIL C
6/17/2014	Info Fm Prmt	PC	PHIL C
11/26/2008	Meas/Inspect	189	PATRIOT
2/8/2000	Meas/Inspect	263	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8046		Sq. Ft.	Site		0	70.	0.82	6									462,967						463,000	

Total AC/HA: 0.18471 | Total SF/SM: 8046 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 462,967 | Spl Credit | Total: 463,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Grey		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	3.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07475734
Const Adj.:	1.09989011
Adj $ / SQ:	147.764
Other Features:	118042
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821062
Depreciation:	24632
Depreciated Total:	796430

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	3	HB	1

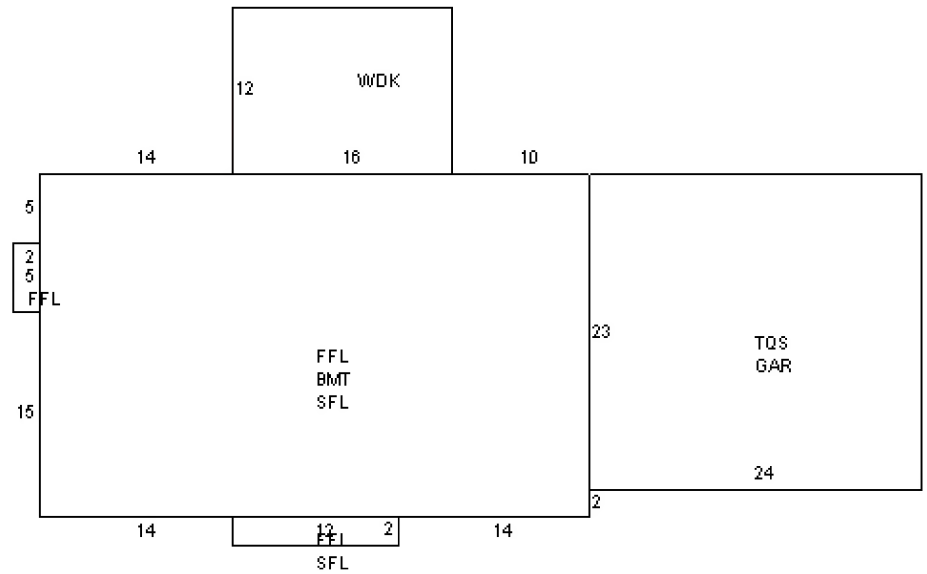
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	4	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	147.760	152,788
SFL	Second Floor	1,024	147.760	151,311
BMT	Basement	1,000	64.830	64,832
GAR	Garage	552	21.480	11,857
TQS	3/4 Story	414	147.760	61,174
WDK	Deck	192	12.330	2,367

Net Sketched Area:	4,216	Total:	444,329
Size Ad	2472	Gross Are	4354	FinArea	2972
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	215.74
Special Features:	0	Val/Su Net:	188.90
Final Total:	796400	Val/Su SzAd	322.17

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	